

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C.
7^{PM} '81
SLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, FRANCIS B. GLOVER and BONNIE K. GLOVER

(hereinafter referred to as Mortgagor) is well and truly indebted unto AMERICAN SERVICE CORPORATION

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWELVE THOUSAND, FIVE HUNDRED and No/100-----

----- Dollars (\$ 12,500.00) due and payable on or before December 15, 1981.

with interest thereon from the date hereof at the rate of 12.875% per centum per annum, to be paid: contemporaneously with above principal

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Simpsonville, on the northern side of Fredericksburg Drive, being shown as Lot No. 140 on a plat of POWDERHORN SUBDIVISION, Section III, dated February 19, 1979, prepared by C. O. Riddle, Surveyor, recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Fredericksburg Drive, at the joint front corner of Lots Nos. 140 and 141, and running thence with Lot 141, N. 14-03 E. 144.9 feet to an iron pin at the joint rear corner of Lots 140 and 141; thence S. 79-47 E. 72 feet to an iron pin at the joint rear corner of Lots 139 and 140; thence with Lot 139, S. 6-22 W. 150.1 feet to an iron pin on Fredericksburg Drive; thence with said drive, N. 82-24 W. 12 feet to an iron pin; thence still with said drive, N. 75-41 W. 80 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of the mortgagee herein, dated June 15, 1981, and recorded simultaneously herewith.

This is a second mortgage, junior in lien to that mortgage from Francis B. Glover and Bonnie K. Glover to American Service Corporation, dated June 19, 1981, and recorded in the RMC Office for Greenville County in REM Volume 1544 at Page 835.

Mortgagee's address: P. O. Box 1268, Greenville, S. C., 29602.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
\$ 5.00
JUN 22 1981

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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